

EXHIBIT “A”

Kenneth J Taggart
45 Heron Rd
Holland, Pa 18966

April 12, 2012

The Law firm of: Reed Smith LLP
Dianne Bettino, Esquire & Maria T Guerin, Esquire
2500 One Liberty Place
1650 Market St
Philadelphia, Pa 19103

RE: GMAC Mortgage, LLC v. Kenneth J Taggart, Pro Se
Case No 09-25338

To all parties,

It has been discovered that this foreclosure complaint has been filed with fraudulent documents by Jeffrey Stephen (see attached affidavit by Jeffrey Stephen). Furthermore, it is apparent that GMAC Mortgage, LLC has known about this for at least over a year and a half. Furthermore, it appears that GMAC Mortgage, LLC knowingly and intentionally have produced false affidavits in their foreclosure process. The foreclosure complaint has been based on, among other things, the filing of a false affidavit by Jeffrey Stephen. It has become apparent to me that Jeffrey Stephen has become a known Robo-Signer to GMAC Mortgage, LLC for quite some time. Furthermore, this false affidavit was presented to all counsel and representatives present at the deposition on March 7, 2012.

This complaint should be immediately withdrawn. Any continued action regarding this complaint will result in additional damages being suffered by defendant. Defendant intends to file a criminal complaint against all parties who knew about this despicable action. Additional Civil action will be filed in Federal Court for "Fraud" as well.

Please contact me to let me know of your intentions. You may contact me to discuss any or all of these issues by phone. You may contact me at: ~~REDACTED~~

Redacted

Yours Truly,


Kenneth J Taggart, Pro Se

2009-25338-0003
9/8/2009 10:27:34 AM
Receipts for Substitution of
Receipts 7/740284
Mark Levy - Montgomery County Prothonotary

[illegible]

PRAECIPE TO SUBSTITUTE VERIFICATION
TO CIVIL ACTION COMPLAINT
IN MORTGAGE FORECLOSURE

TO THE PROTHONOTARY:

Kindly substitute the attached verification for the verification originally filed with the complaint in the instant matter.

Phelan Hallinan & Schmieg, LLP
Attorney for Plaintiff

By: 

- ☐ Lawrence T. Phelan, Esq., Id. No. 32227
- ☐ Francis S. Hallinan, Esq., Id. No. 62695
- ☐ Daniel G. Schmieg, Esq., Id. No. 62205
- ☐ Michele M. Bradford, Esq., Id. No. 69849
- ☐ Judith T. Romano, Esq., Id. No. 58745
- ☐ Sheetal R. Shah-Jani, Esq., Id. No. 81760
- ☒ Jerine R. Davey, Esq., Id. No. 87077
- ☐ Lauren R. Tabas, Esq., Id. No. 93337
- ☐ Vivek Srivastava, Esq., Id. No. 202331
- ☐ Jay B. Jones, Esq., Id. No. 86657
- ☐ Peter J. Mulcahy, Esq., Id. No. 61791
- ☐ Andrew L. Spivack, Esq., Id. No. 84439
- ☐ Jaime McGuinness, Esq., Id. No. 90134
- ☐ Chrisovalante P. Fliakos, Esq., Id. No. 94620
- ☐ Joshua I. Goldman, Esq., Id. No. 205047
- ☐ Courtenay R. Dunn, Esq., Id. No. 206779
- ☐ Andrew C. Bramblett, Esq., Id. No. 208375

Date: 9-4-09

9-(2)

VERIFICATION

Jeffrey Stephan
Limited Signing Officer

hereby states that he/she is

CSO

of GMAC MORTGAGE, LLC, servicing agent for Plaintiff in

this matter, that he/she is authorized to take this Verification, and that the statements made in the foregoing Civil Action in Mortgage Foreclosure are true and correct to the best of his/her knowledge, information and belief. The undersigned understands that this statement is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

Name: 

Title:

Jeffrey Stephan
Limited Signing Officer

DATE: August 19, 2009

Company: GMAC MORTGAGE, LLC

**SUMMARY OF KEY PORTIONS OF TESTIMONY OF JEFFERY STEPHAN AT HIS
DEPOSITION TAKEN ON JUNE 7, 2010**

P. 33, line 24

Q. Do you have any knowledge of how summary judgment affidavits are used in judicial foreclosure case?

A. No.

Q. Are you aware that they are given to a judge?

A. Yes.

Q. And do you understand that a judge relies upon them?

A. Yes

P. 34, line16

Q. Has the manner in which you perform your duties as team lead for the document execution team changed in any way over the period from August 5, 2009 to the present date?

A. No.

P. 54

Q. When you sign a summary judgment affidavit, do you check to see if all of the exhibits are attached to it?

A. No.

Q. When you sign a summary judgment affidavit, do you inspect any of the exhibits attached to it.

A. No.

Q. Does anybody in your department check to see if all of the exhibits are attached to it?

A. No.

Q. When you sign a summary judgment affidavit, do you inspect any exhibits attached to it?

A. No.

EXHIBIT 1

P. 56, line 56

Q. My question to you is where does a summary judgment affidavit go after you sign it?

A. After I sign it, it is handed back to my staff. My staff hands it to a notary for notarization. They send it back to the attorney network requesting any type of affidavit.

Q. So you do not appear before the notary; is that correct.

A. I do not.

P. 58, line 13

Q. Your department does not do an independent check of the accuracy of the information on summary judgment affidavits coming to you; isn't that correct?

A. I review, quickly, the figures. Other than that, that's about it.

P. 61, line 14

Q. And you just testified that you look at principal, interest, late charges and escrow, is that correct?

A. That is correct.

Q. Is there anything else that you look at in your computer system when your signing a summary judgment affidavit?

A. The only thing I review other than that is who the borrower is.

Q. When you receive a summary judgment affidavit to sign, do you read every paragraph of it?

A. No.

Q. What do you read?

A. I look at the figures.

Q. That's all that you look at when you sign a summary judgment affidavit?

A. Yes, to ensure that the figures are accurate.

P. 62, line 11

Q. Is it fair to say that when you sign a summary judgment affidavit, you do not know what information it contains other than the figures that are set forth within it?

A. Other than the borrower's name and if I have signing authority for that entity. That is correct.

P. 67, line 21

Q. So other than the due date and the balances due, is it correct that you do not know whether any other part of the affidavit that you sign is true.

A. That could be correct.

Q. Is it correct?

A. That is correct.

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
 ■ Print your name and address on the reverse so that we can return the card to you.
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Reed Smith, LLP
 Dianne Bettino, Esquire
 2500 One Liberty Pl
 1650 Market St
 Phila Pa 19103

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

MORGENSTEIN

C. Date of Delivery

4/16/12

D. Is delivery address different from item 1? ☒ YesIf YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail☐ Registered ☐ Return Receipt for Merchandise☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7011 1150 0000 9598 4830

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
 ■ Print your name and address on the reverse so that we can return the card to you.
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Reed Smith, LLP
 Maria T. Guerin, Esquire
 2500 One Liberty Place
 1650 Market St
 Phila Pa 19103

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

MORGENSTEIN

C. Date of Delivery

4/17/12

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail☐ Registered ☐ Return Receipt for Merchandise☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7011 1150 0000 9598 4847

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

EXHIBIT “B”

Kenneth J Taggart
45 Heron Rd
Holland, Pa 18966

March 9, 2012

The Law firm of: Fleischer, Fleischer & Suglia
Brian Fleisher, Nicola Suglia, Ahmed Soliman, Allison Domowich
Plaza 1000 at Main St
Suite #208
Voorhees, New Jersey, 08043

The Law firm of: Phelan, Hallinan & Schmieg, LLC.
Jennie Davey, Francis Hallinan, Jaime McGuinness, Lawrence Phelan,
Daniel G. Schmieg
1617 JFK Blvd, Suite #1400
One Penn Center
Philadelphia, Pa 19103

RE: GMAC Mortgage, LLC v. Kenneth J Taggart, Pro Se
Case No 09-25338

To all parties,

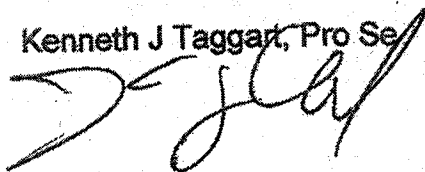
It has been discovered that this foreclosure complaint has been filed with fraudulent documents by Jeffrey Stephen (see attached affidavit by Jeffrey Stephen). Furthermore, it is apparent that you have known about for over a year and a half. The foreclosure complaint has been based on, among other things, the filing of a false affidavit by Jeffrey Stephen. It has become apparent to me that Jeffrey Stephen has become a known Robo-Signer to GMAC Mortgage, LLC for quite some time. Furthermore, this false affidavit was presented to all counsel and representatives present at the deposition on March 7, 2012.

This complaint should be immediately withdrawn. Any continued action regarding this complaint will result in additional damages being suffered by defendant. Defendant intends to file a criminal complaint against all parties who knew about this despicable action. Additional Civil action will be filed as well.

Please contact me to let me know of your intentions. You may contact me to discuss any or all of these issues by phone. You may contact me at [REDACTED]

Yours Truly,

Kenneth J Taggart, Pro Se



Redacted

EXHIBIT 9

Phelan Hallinan & Schmieg, LLP
Lawrence T. Phelan, Esq., Id. No. 32227
Francis S. Hallinan, Esq., Id. No. 62695
Daniel G. Schmieg, Esq., Id. No. 62205
Michele M. Bradford, Esq., Id. No. 69849
Judith T. Romano, Esq., Id. No. 58745
Sheetal R. Shah-Jani, Esq., Id. No. 81760
Jenine R. Davey, Esq., Id. No. 87077
Lauren R. Tabas, Esq., Id. No. 93337
Vivek Srivastava, Esq., Id. No. 202331
Jay B. Jones, Esq., Id. No. 86657
Petet J. Mulcahy, Esq., Id. No. 61791
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Jaime McGuinness, Esq., Id. No. 90134
Chrisovalante P. Fliakos, Esq., Id. No. 94620
Joshua I. Goldman, Esq., Id. No. 205047
Courtenay R. Dunn, Esq., Id. No. 206779
Andrew C. Bramblett, Esq., Id. No. 208375
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

GMAC MORTGAGE, LLC

Plaintiff

vs.

KENNETH TAGGART

Defendant(s)



2009-25338-0003
9/8/2009 10:27:34 AM
Receipt for Substitution of
Mark Lavy - Montgomery County Prothonotary

ATTORNEY FOR PLAINTIFF

: **COURT OF COMMON PLEAS**
:
: **CIVIL DIVISION**
:
: **NO. 09-25338**
:
: **MONIGOMERY COUNTY**
:
:
:
:

9-①



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IN MORTGAGE FORECLOSURE

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Phelan Hallinan & Schmieg, LLP
Attorney for Plaintiff

By: 

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- ☐ Courtenay R. Dunn, Esq., Id. No. 206779
- ☐ Andrew C. Bramblett, Esq., Id. No. 208375

Date: 9-4-09

VERIFICATION

Jeffrey Stephan
Limited Signing Officer hereby states that he/she is

CSO of GMAC MORTGAGE, LLC, servicing agent for Plaintiff in
this matter, that he/she is authorized to take this Verification, and that the statements made in the
foregoing Civil Action in Mortgage Foreclosure are true and correct to the best of his/her
knowledge, information and belief. The undersigned understands that this statement is made
subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

DATE: August 19, 2009

Name: 

Title:

Jeffrey Stephan
Limited Signing Officer

Company: GMAC MORTGAGE, LLC

**SUMMARY OF KEY PORTIONS OF TESTIMONY OF JEFFERY STEPHAN AT HIS
DEPOSITION TAKEN ON JUNE 7, 2010**

P. 33, line 24

Q. Do you have any knowledge of how summary judgment affidavits are used in judicial foreclosure case?

A. No.

Q. Are you aware that they are given to a judge?

A. Yes.

Q. And do you understand that a judge relies upon them?

A. Yes

P. 34, line 16

Q. Has the manner in which you perform your duties as team lead for the document execution team changed in any way over the period from August 5, 2009 to the present date?

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P. 54

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P. 56, line 56

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P. 58, line 13

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Q. Is it correct?

A. That is correct.

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Francis Hallinan
Phelan Hallinan & Schuie
1617 JFK Blvd Suite
One Penn Center 1400
Phila Pa 19103

FILED 11/06/13 Entered 11/06/13 14:49:50 Exhibit A
B & C Pg 18 of 25

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If yes, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

RECEIVED
MAR 12 2012

2. Article Number
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7011 0470 0003 2244 7231

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Phelan Hallinan & Schuie
Daniel C. Schuie
1617 JFK Blvd
#1400
One Penn Center
Phila Pa 19103

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If yes, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

RECEIVED
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2. Article Number
(Transfer from service label)

7011 0470 0003 2244 7224

PS Form 3811, February 2004

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102595-02-M-1540

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Laurence Phelan
Phelan Hallinan & Schuie
1617 JFK Blvd #1400
One Penn Center
Phila Pa 19103

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If yes, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

RECEIVED
MAR 12 2012

2. Article Number
(Transfer from service label)

7011 0470 0003 2244 7248

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
 ■ Print your name and address on the reverse so that we can return the card to you.
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Phelan, William + Schmegele
 Jamie McGuinness
 1617 JFK Blvd
 Suite #1400
 One Penn Center
 Phila Pa 19103

2. Article Number

(Transfer from service label)

7011 0470 0003 2244 7187

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
 ■ Print your name and address on the reverse so that we can return the card to you.
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jennie Dancy
 Phelan, William + Schmegele
 1617 JFK Blvd
 #1400
 One Penn Center
 Phila Pa 19103

2. Article Number

(Transfer from service label)

7011 0470 0003 2244 7255

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
 ■ Print your name and address on the reverse so that we can return the card to you.
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Allison Domavich
 Kleinsch, Fleischer, Sigler
 Plaza 1000 at Main St
 Suite 208
 Danvers, N.S. 08043

2. Article Number

(Transfer from service label)

7011 0470 0003 2244 7170

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?

☐ Yes☐ No

If YES, enter delivery address below:

MAR 12 2012

3. Service Type

☐ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

A. Signature

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?

☐ Yes☐ No

If YES, enter delivery address below:

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Brian Fleischer
Fleischer Fleischer & Sogler
Plaza 1000 at Main St
Suite 208
Durham N.C. 08043

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

- ☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7011 0470 0003 2244 7217

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Nicola Sogler
Fleischer Fleischer & Sogler
Plaza 1000 at Main St
#208
Durham N.C. 08043

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

- ☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7011 0470 0003 2244 7279

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ahmed Salameh
Fleischer Fleischer & Sogler
Plaza 1000 at Main St
208
Durham N.C. 08043

A. Signature

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

- ☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7011 0470 0003 2244 7262


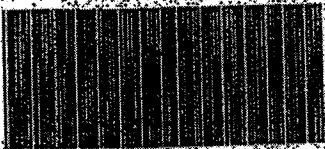

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

EXHIBIT “C”

Case# 2009-25338-173 Received at Montgomery County Prothonotary on 01/04/2012 11:38 AM, Fee = \$0.00

 RECORDER OF DEEDS MONTGOMERY COUNTY <i>Nancy J. Becker</i> One Montgomery Plaza Swede and Aly Streets - Suite 303 P.O. Box 311 - Norristown, PA 19404 Office: (610) 278-3289 - Fax: (610) 278-3868		MTG BK 12714 PG 00482 to 00485 MTG BK 12714 PG 00482 to 00485 INSTRUMENT # : 2009106497 RECORDED DATE: 10/06/2009 09:48:49 AM  065956-0011X	
MONTGOMERY COUNTY ROD			
OFFICIAL RECORDING COVER PAGE Page 1 of 4			
Document Type: Mortgage Assignment Document Date: 08/17/2009 Reference Info: RETURN TO: (Mail) PHELAN, HALLINAN & SCHMIEG ONE PENN CENTER SUITE 1400 PHILADELPHIA, PA 19103-1814		Transaction #: 758956 - 1 Doc(s) Document Page Count: 3 Operator Id: gbrown SUBMITTED BY: J A M TRANSFERS, INC 108 S CEDAR HOLLOW RD PAOLI, PA 19301	
* PROPERTY DATA: Parcel ID #: 34-00-01078-00-4 Address: 521 COWPATH RD PA Municipality: School District:			
* ASSOCIATED DOCUMENT(S): MTG BK 12440 PG 01519			
FEES / TAXES: Recording Fee: Mortgage Assignment \$40.50 Rejected Document Fee \$5.00 Total: \$45.50		MTG BK 12714 PG 00482 to 00485 Recorded Date: 10/06/2009 09:48:49 AM I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.  <i>Nancy J. Becker</i> Nancy J. Becker Recorder of Deeds	

PLEASE DO NOT DETACH
THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.
*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

Prepared By: Phelan Hallinan & Schmieg, LLP
Prepared By: Phelan Hallinan & Schmieg, LLP
1617 JFK Boulevard, Suite 1400, One Penn Center Plaza
Philadelphia, PA 19103

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MONTGOMERY COUNTY COMMISSIONERS REGISTRY
34-00-01078-00-4 FRANCONIA
521 COWPATH RD
TAGGERT KENNETH
8 009 U 038 L 1134 DATE: 09/02/2009

\$10.00
JO

CPN: 34-00-01078-00-4

ASSIGNMENT OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS that "Mortgage Electronic Registration Systems, Inc." hereinafter "Assignor" the holder of the Mortgage hereinafter mentioned, for and in consideration of the sum of ONE DOLLAR (\$1.00) lawful money unto it in hand paid by GMAC MORTGAGE, LLC, "Assignee," the receipt whereof is acknowledged, has granted, bargained, sold, assigned, transferred and set over unto the said Assignee, its successors and assigns, ALL THAT CERTAIN Indenture of Mortgage given and executed by KENNETH TAGGART to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INCORPORATED AS A NOMINEE FOR LBA FINANCIAL GROUP, LLC., bearing the date 07/11/2008, in the amount of \$659,648.00, together with the Note and indebtedness therein mentioned, said Mortgage being recorded on 07/23/2008 in the County of MONTGOMERY, Commonwealth of Pennsylvania, in Mortgage Book 12440 Page 01519, MIN: 100590400050026018.

Being Known as Premises: 521 COWPATH ROAD, TELFORD, PA 18969-7100
Parcel No: 34-00-01078-00-4

The transfer of the mortgage and accompanying rights was effective at the time the loan was sold and consideration passed to the Assignee. This assignment is solely intended to describe the instrument sold in a manner sufficient to put third parties on public notice of what has been sold.

Also the Bond or Obligation in the said Indenture of Mortgage recited, and all Moneys, Principal and Interest, due and to grow due thereon, with the Warrant of Attorney to the said Obligation annexed. Together with all Rights, Remedies and incidents thereunto belonging. And all its Right, Title, Interest, Property, Claim and Demand, in and to the same:

TO HAVE, HOLD, RECEIVE AND TAKE, all and singular the hereditaments and premises granted and assigned, or mentioned and intended so to be, with the appurtenances unto Assignee, its successors and assigns, to and for its only proper use, benefit and behoof forever; subject, nevertheless, to the equity of redemption of said Mortgagor in the said Indenture of Mortgage named, and his/her/their heirs and assigns therein.

IN WITNESS WHEREOF, the said "Assignor" has caused its Corporate Seal to be herein affixed and these presents to be duly executed by its proper officers this 17th day of August, 2009

Mortgage Electronic Registration Systems, Inc.

Sealed and Delivered
in the presence of us;

State of Pennsylvania :

ss.

County of Philadelphia :

By: Michele M. Bradford
Michele M. Bradford, Assistant Secretary and Vice President

RECORDED OF DEEDS
MONTGOMERY COUNTY
2009 OCT -5 AM 11:18

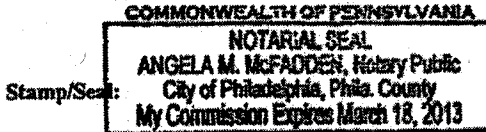
2009 SEP -2 AM 10:06

RECORDED OF DEEDS
MONTGOMERY COUNTY

Case# 2009-25338-173 Received at Montgomery County Prothonotary on 01/04/2012 11:38 AM, Fee = \$10.00

On this 17th day of August, 2009, before me, the subscriber, personally appeared Michele M. Bradford, who acknowledged herself to be the Assistant Secretary and Vice President of Mortgage Electronic Registration Systems, Inc., and that she, as such Assistant Secretary and Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Angela McFadden
Notary Public

The precise address of the within named Assignee is:

1100 VIRGINIA DRIVE, P.O. BOX 8300
FORT WASHINGTON, PA 19034

By: [Signature]
(For Assignee)

After recording return to:

Phelan Hallinan & Schmieg, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103

August 15, 2009
Document Execution
0602083957
PHS # 213964

ALL THAT CERTAIN messuage or tract of land with the improvements thereon erected, situate in the Township of Franconia, County of Montgomery, and State of Pennsylvania, bounded and described according to a recent plan and survey dated August 16, 1947 with revisions of October 3, 1951 as prepared by Stanley F Moyer, Registered Engineer and Land Surveyor, Souderton, PA, as follows, to wit -

BEGINNING at a spike in the center line of the Cowpath Road extending from the Harleysville-Telford Pike to Earlington said spike being four hundred seventy-four and forty-three one-hundredths feet North of the center line of Harleysville-Telford Pike, thence along the Cowpath Road North one degree thirty-one minutes East the distance of two hundred eighty-one and sixty-five one-hundredths feet to an angle point of the road, thence still along the same North thirty-nine degrees thirteen minutes West the distance of six hundred forty-seven and two one-hundredths feet to a corner, thence along Tract #1A on said plan intended to be conveyed to John R Souder North seventy-nine degrees eleven minutes East the distance of four hundred nineteen and nineteen one-hundredths feet to a corner in the center line of the creek channel in line of lands of Preston Souder, thence along the same the next three courses and distances (1) South thirty-eight degrees two minutes East the distance of one hundred ninety-one and eighty-eight one-hundredths feet to an iron pin, thence (2) North seventy-two degrees forty-seven minutes East the distance of three hundred two and forty-seven one-hundredths feet to an iron pin, thence (3) South twenty-five degrees seven minutes East the distance of six hundred forty-seven and thirty-nine one-hundredths feet to a corner of Telford Borough lands, thence along land now or late of Charles B Mininger South twenty-nine degrees fifty-two minutes East the distance of one hundred seven and fifty-eight one-hundredths feet to a corner, thence along Tract #1B on said plan other lands of grantor of which this was a part, South sixty-four degrees forty-seven minutes West the distance of five hundred nine and thirty-three one-hundredths feet to an iron pin a corner of lands of Wellington N Cassel thence along the same North seventy-five degrees sixteen minutes West the distance of three hundred seventeen and forty-seven one-hundredths feet to the place of BEGINNING

BEING Tract #1 on said Plan

BEING CP #34-00-01078-00-4

BEING THE SAME Premises, which Margaret B Van Dyke by Deed dated 10/17/2003 and recorded at Norristown by Recorder of Deeds, in and for the County of Montgomery on 6/3/2004 in Deed Book 5510 page 825, granted and conveyed unto Margaret B. Van Dyke, Trustee under Revocable Trust Agreement for Margaret B Van Dyke, Trust dated 5/10/2002, in fee.